

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	299 N. Federal Master LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	4200 City Avenue, Philadelphia, PA 19131
E-mail Address	jake_wurzak@wurzakhotels.com
Phone Number	610-299-8548
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	Tribute/Element Downtown Fort Lauderdale	
Development / Project Address	Existing: 299 N Federal Highway	New: 299 N Federal Highway
Legal Description	FT LAUDERDALE LAND & DEV CO SUB LOT 1, 2 BLK 1 FT LAUD 1-56 D LOT 14 LESS ST RD & LESS N 15 FOR ST, LOTS 15 THRU 24, LESS N 15 FOR ST BLK A	
Tax ID Folio Numbers (For all parcels in development)	5042-10-10-0060	
Request / Description of Project	Mixed-use/retail/hotel 323 keys, 24 stories	
Total Estimated Cost of Project	\$	(Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
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Current Land Use Designation	100		
Proposed Land Use Designation	100		
Current Zoning Designation	RAC-CC		
Proposed Zoning Designation	RAC-CC		
Current Use of Property	Funeral home (vacant)		
Number of Residential Units	N/A		
Non-Residential SF (and Type)	Retail= 10,897sf	Hotel= 185,351sf	Parking= 88,136sf
Total Bldg. SF (include structured parking)	370,151sf		
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		33,540 sf/ .76 ac
Lot Density		
Lot Width		130'-0"
Building Height (Feet / Levels)		285'/24 levels
Structure Length		255'-6"/125'-0"
Floor Area Ratio		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		198

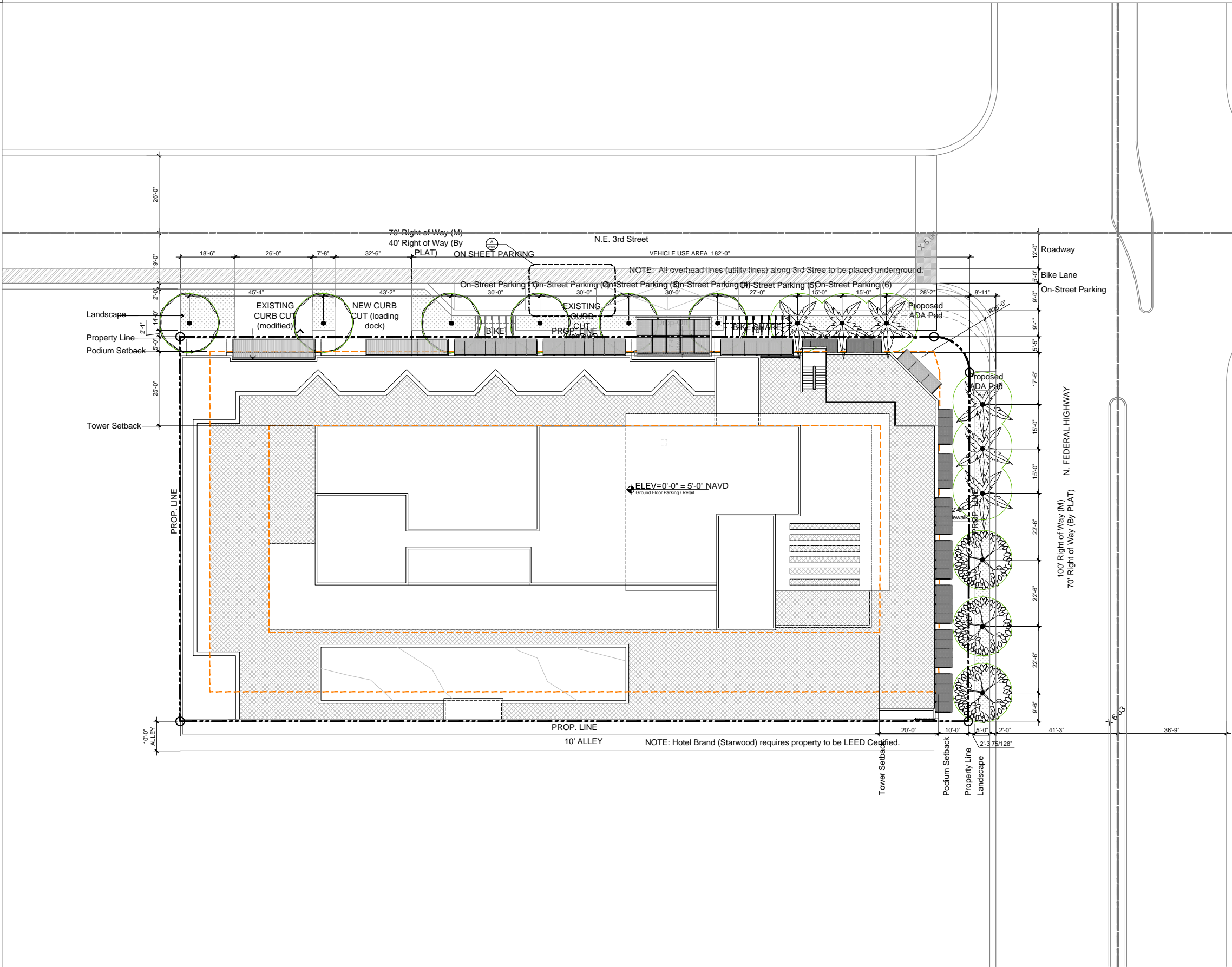
Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front [10]	10'-30' after podium	10'-32'-0"
Side [5]	5'-30' after podium	5'-30'-0"
Side [0]	0'-30' after podium	0'-31'-0"
Rear []	0'-30' after podium	0'-45'-0"

Tribute/Element Downtown Fort Lauderdale
(299 N Federal Hwy)
Ft. Lauderdale, Florida



August 17, 2015
DRC Submittal

SHEET	DRAWING SHEET TITLE	SHEET	DRAWING SHEET TITLE	SHEET	DRAWING SHEET TITLE
	COVER SHEET	L200	GROUND FLOOR LANDSCAPE PLAN	A111	24TH FLOOR RESTAURANT / TERRACE, LOW ROOF PLAN
A001	DRAWING INDEX	L201	GROUND FLOOR LIGHTING PLAN	A112	ROOF PLAN
A002	SURVEY AERIALS	L300	POOL DECK LANDSCAPE PLAN	A200	NORTH ELEVATION
A003	LAND USE / ZONING MAPS, TABULATION & CHAPTER 4 ANALYSIS	L301	POOL DECK LIGHTING PLAN	A201	EAST & WEST SIDE BUILDING ELEVATION
A100	OVERALL SITE PLAN	L400	LANDSCAPE NOTES, DETAILS & SCHEDULES	A202	SOUTH BUILDING ELEVATION
A100b	SETBACKS, AGREEMENTS	A102	GROUND FLOOR PLAN	A209	ENLARGED ELEVATION - LIVING WALL DETAILS
A100c	PHOTOMETRICS	A103	2nd FLOOR PLAN	A300	BUILDING SECTION
C2.0	UTILITY PLAN	A104	3rd FLOOR PLAN	A301	BUILDING SECTION
C3.0	PAVING, GRADING & DRAINAGE PLAN	A105	4th FLOOR PLAN	A900	PROJECT IMAGERY
C4.0	EROSION & SEDIMENTATION CONTROL PLAN	A106	5th FLOOR PLAN	A901	BUILDING PERSPECTIVE
C5.0	GENERAL DETAILS 1	A107	5th FLOOR MEZZANINE PLAN	A902	BUILDING PERSPECTIVE
C6.0	GENERAL DETAILS 2	A108	6th FLOOR PLAN	A903	POOL DECK PERSPECTIVE
C7.0	GENERAL DETAILS 2	A109	7-12th FLOOR PLAN		
L100	EXISTING TREE DISPOSITION PLAN	A110	13th-23rd FLOOR PLAN		



ZONING	-	RACC
LAND USE	-	100
CHARACTER AREA	-	
NON-RESIDENTIAL AREA:		
RETAIL	=	24,449 SF
HOTEL	=	187,328 SF
PARKING	=	93,972 SF
B.O.H.	=	40,834 SF
TOTAL	=	346,583 SF

PARKING:
REQUIRED = 0 PROVIDED = 200

PROPOSED PARKING PER LEVEL
2nd FLOOR = 38 PARKING SPACES
3rd FLOOR = 53 PARKING SPACES
4th FLOOR = 53 PARKING SPACES
5th FLOOR = 56 PARKING SPACES
TOTAL = 200 PARKING SPACES

COMMERCIAL	26 SPACES
RESTAURANT / LOUNGE	70 SPACES
CAR SHARING (CAR2GO)	4 SPACES
HOTEL	100 SPACES
TOTAL = 200 SPACES	

LOT COVERAGE = 31,462 / 34,550 = 90%

ON STREET PARKING : 6 SPACES

STORIES	= 24
LEVELS 1-6	= 173,403 SF
LEVELS 7-24	= 173,180 SF
TOTAL	= 346,583 SF

BUILDING HEIGHT:	
LEVELS 1-6	= 89'
LEVELS 7-23	= 189'
TOTAL	= 278'

NOTES

- 1 - ALL ELECTRICAL LINES TO BE BURIED AS REQUIRED BY FPL & CITY OF FORT LAUDERDALE.
- 2 - CONTRACTOR SHALL VERIFY PLACEMENT OF STRUCTURE TO ASSURE IT IS WITHIN REQUIRED SETBACKS & EASEMENTS PRIOR TO FOUNDATION CONSTRUCTION.
- 3 - REFER TO CIVIL FOR GRADING PLANS.
- 4 - REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.
- 5 - PROJECT TO COMPLY W/ CHAPTER 33 DURING CONSTRUCTION.
- 6 - SIDEWALKS AS PER CITY REQUIREMENTS.

REVISION NO. DATE COMMENTS

CONSTRUCTION-PERMIT SET

OWNERSHIP AND USE OF THESE DOCUMENTS ARE LIMITED TO THE PROJECT AND SITE SHOWN HEREON. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

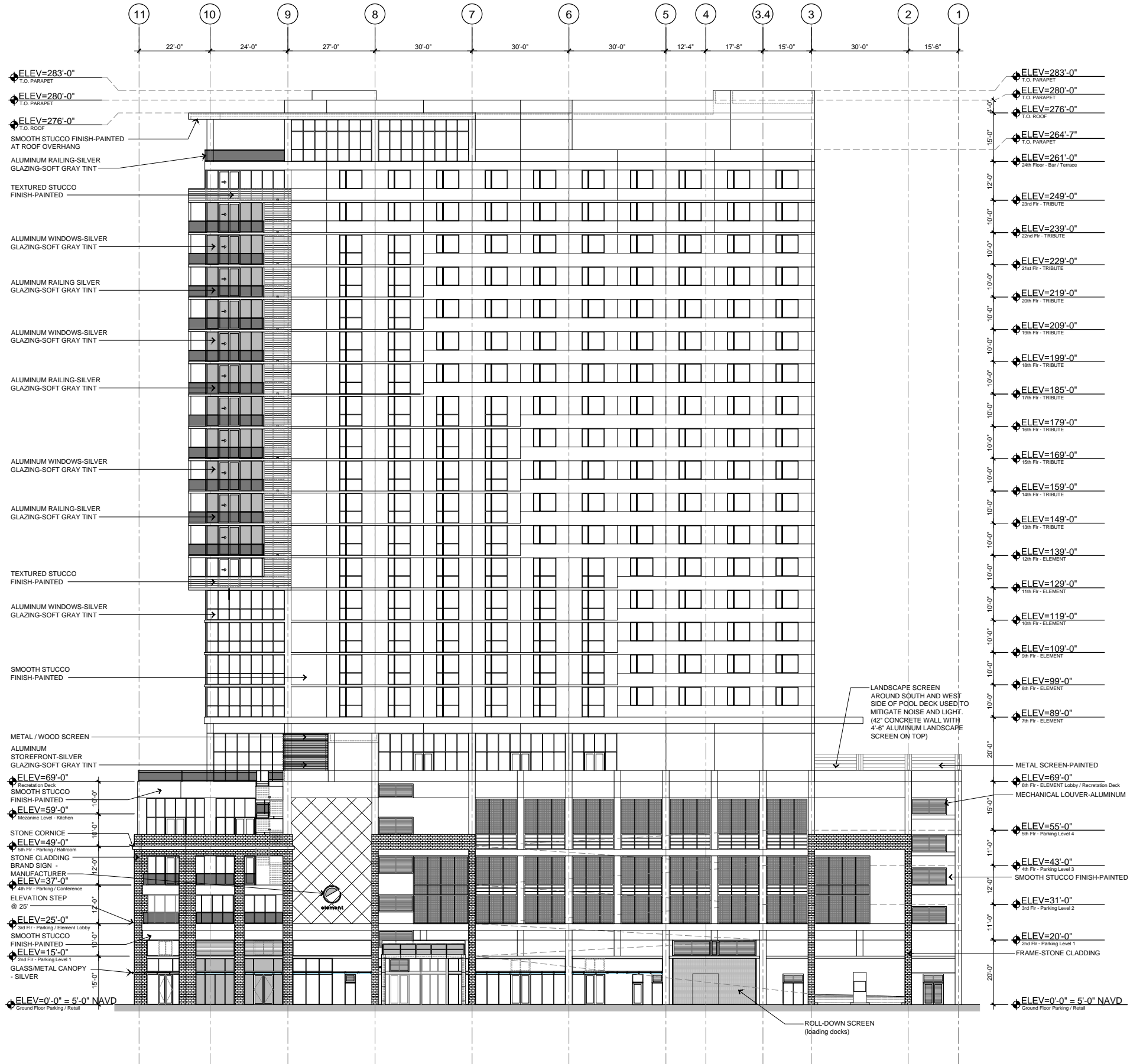
14-037-00
08-10-2015
08-10-2015
1/16" = 1'-0"
REB
PC

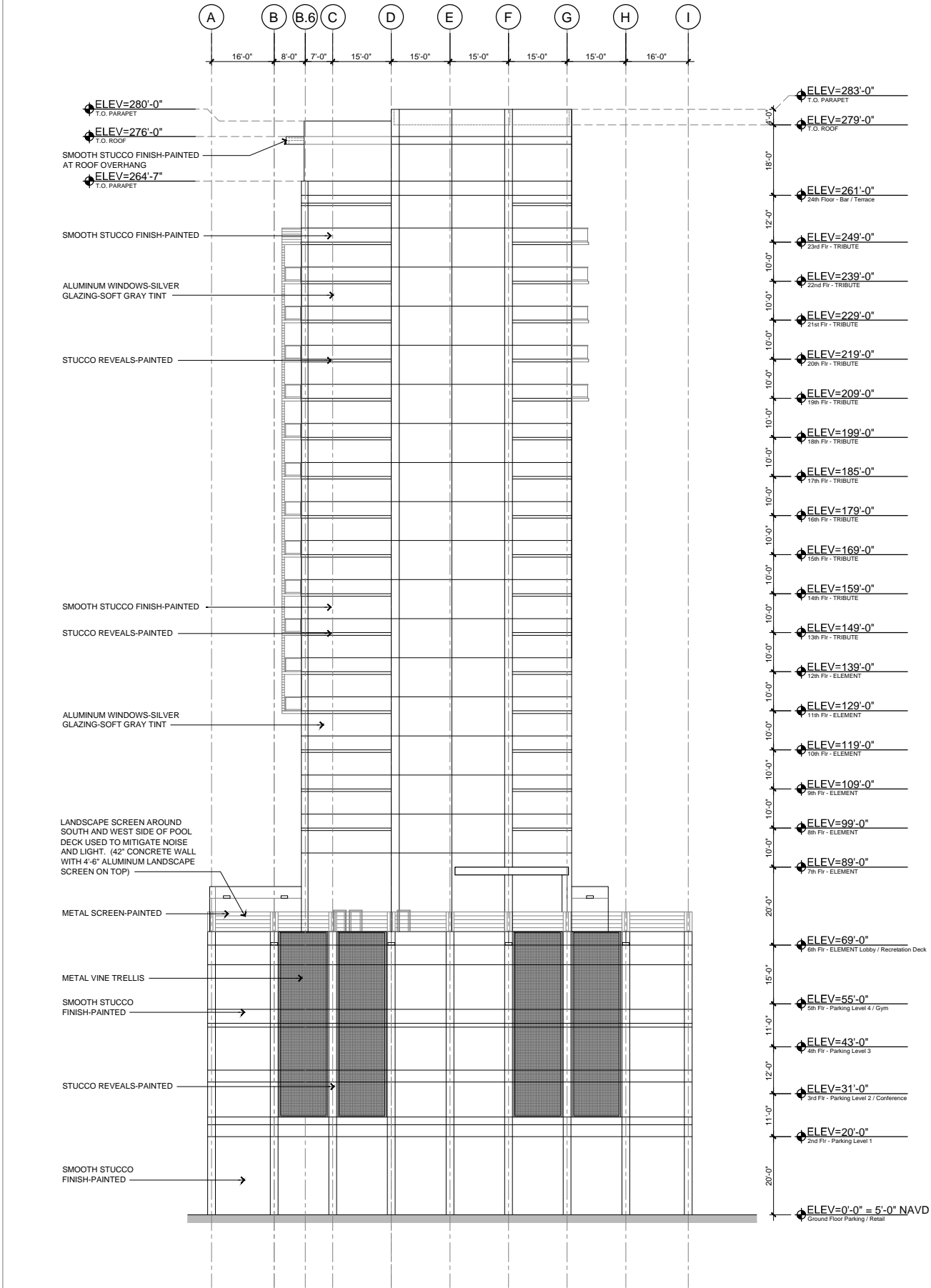
PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

OVERALL SITE PLAN

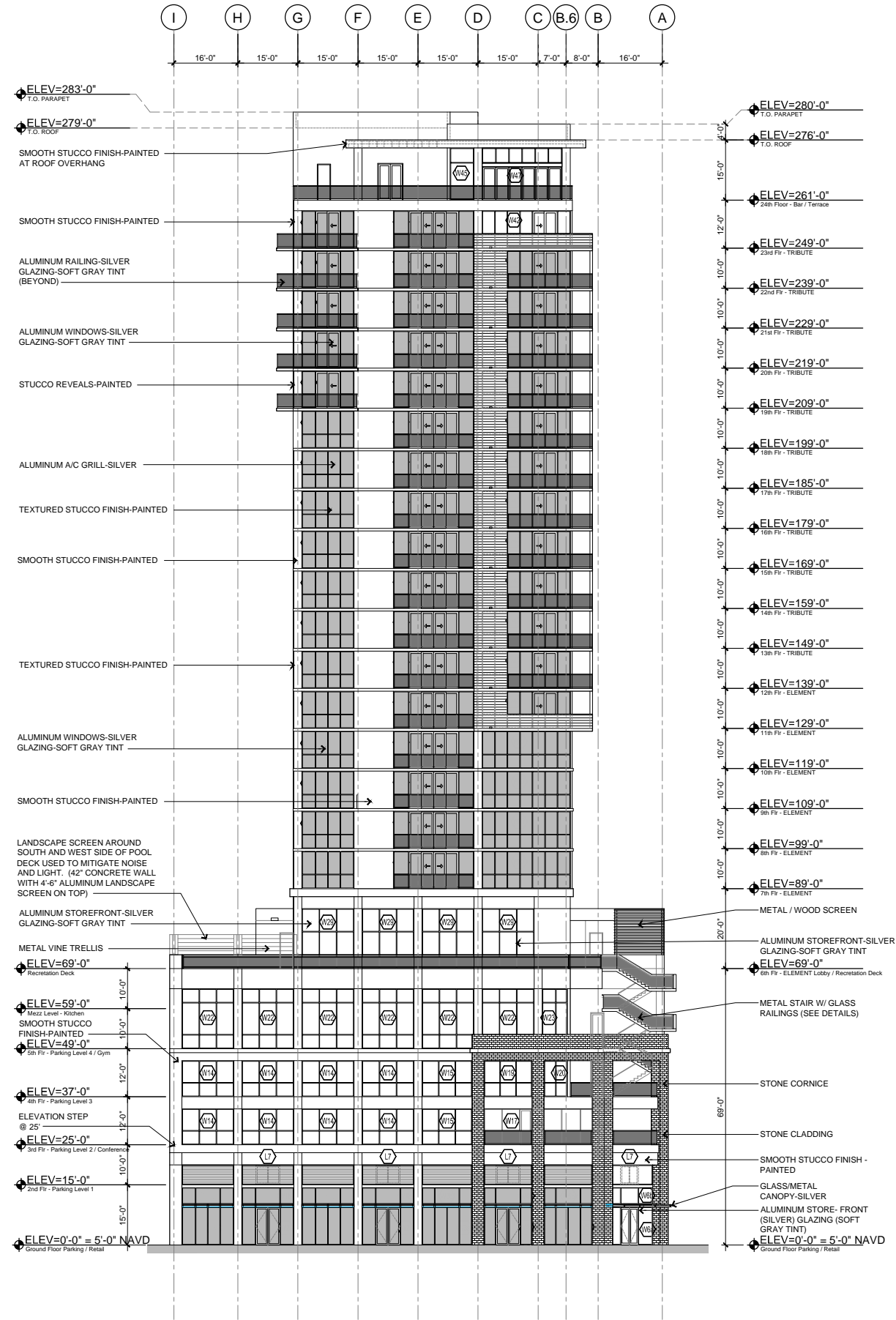
TRIBUTE/ELEMENT DOWNTOWN

299 N Federal Hwy
Fort Lauderdale, FL 33301

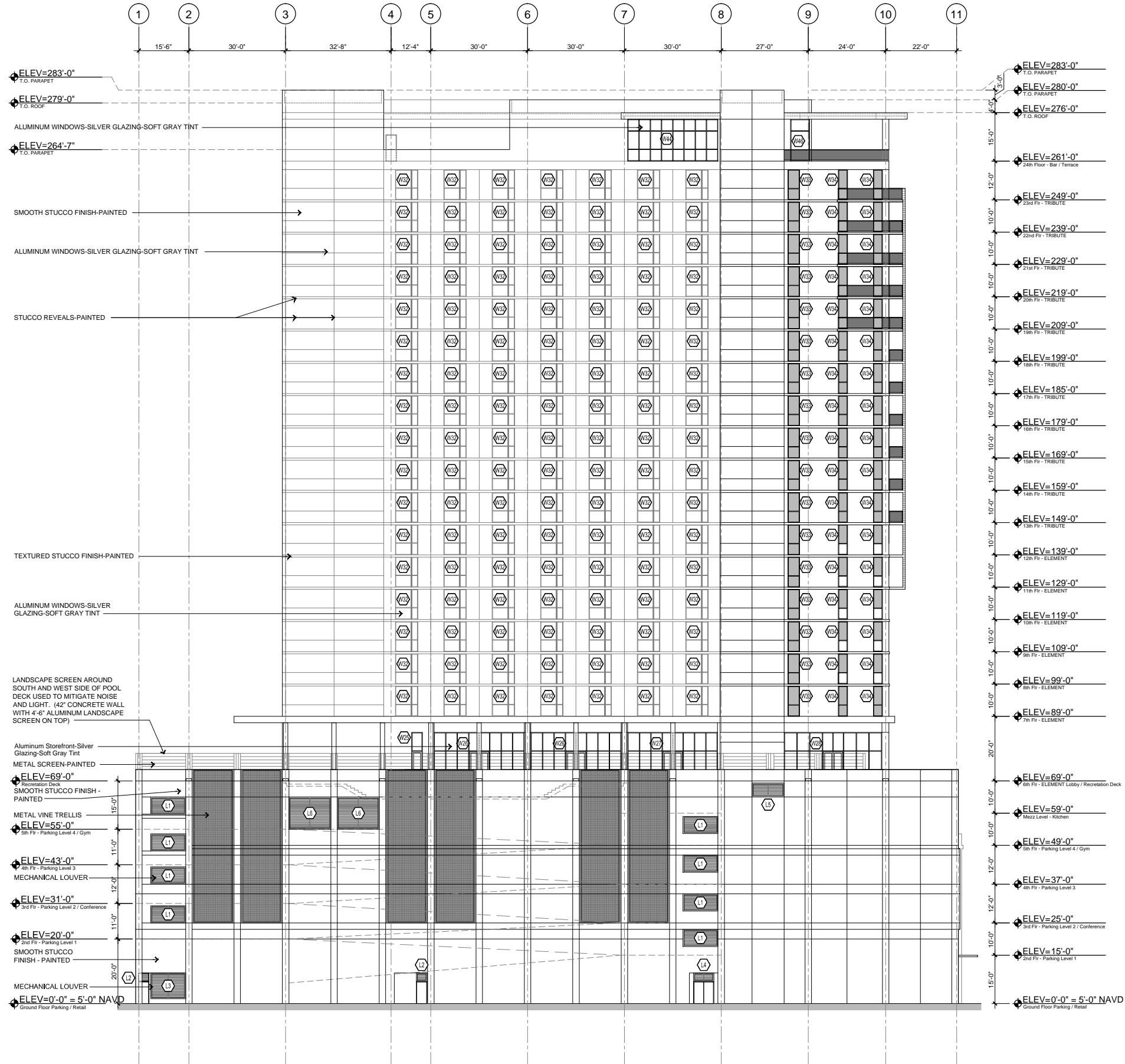




1 West Rear Building Elevation
SCALE: 1/16" = 1'-0"



2 East Front Building Elevation
SCALE: 1/16" = 1'-0"





CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: September 8, 2015

Project Name: 299 N. Federal Master LLC / Tribute and Element

Case Number: R15047

Request: Site Plan Level II Review: 323 Hotel Rooms,
Parking Garage 10,897sf Retail Use

Location: 299 N. Federal Highway

Zoning: Regional Activity Center – City Center (RAC-CC)

Land Use: Downtown Regional Activity Center

Project Planner: Jim Hetzel

Case Number:
R15047_Airport

CASE COMMENTS:

Please provide a response to the following:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building exceeds 200 feet in height. An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
- 2) A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
- 3) Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

Case Number: R15047

CASE COMMENTS:

NONE – Signature NOT required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
 - a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - c. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: R15047

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 10' Right-of-Way and/or permanent easement dedication along west side of N. Federal Highway, to complete half of 120' Right-of-Way section (per the most current Broward County Road Jurisdiction & Functional Classification Map); show linework in the plans and on easement exhibit
- b. 25' corner chord R/W dedication on northwest corner of N. Federal Highway & N.E. 3rd Street intersection per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit
- c. 7' minimum Right-of-Way and/or permanent sidewalk easement dedication along south side of N.E. 3rd Avenue for pedestrian access; show linework in the plans and on easement exhibit

CASE COMMENTS:

A. Please respond to Comments 1 through 51 prior to Final DRC sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holquin at 954-828-5675 or jholquin@fortlauderdale.gov.
 - b. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS coordinate with Alia Awwad, P.E. [(954) 828-6078 or aawwad@fortlauderdale.gov] and/or Eric Houston [(954) 828-5216 or ehouston@fortlauderdale.gov] with the Transportation & Mobility Department to fulfill transport aspect of the Adequacy requirements.
 - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or RBenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

- a. N. Federal Boulevard – Florida Department of Transportation (FDOT)
3. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

4. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
5. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
6. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov.
7. Please be advised that a Right of Way Permit and MOMA (Memorandum of Maintenance Agreement) with FDOT may be required for landscaping and trees located within their jurisdiction.
8. Discuss the location and provide agreement with B-Cycle for proposed bike share location shown along N.E. 3rd Street. Please be advised that a separate DRC Application and Revocable License Amendment are required for installation of a bike share in the City Right-Of-Way.
9. Dimension the 12' x 45' area loading zone required on the Site Plan per ULDR Section 47-20.5.
10. Discuss if pedestrian lighting is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along both N. Federal Highway and N.E. 3rd Street. Please contact the Case Planner for details to match the area.
11. Show existing and proposed property line / Right-of-Way boundaries and easements on Site Plan, including corner chord dedications.
12. Show and callout delineations for proposed Right-of-Way (including corner chords) and permanent easement boundaries more prominently on the Site Plan, Exterior Building Elevations, and the Civil drawings.
13. Sheets A300 & A301 show and callout proposed canopies that encroach into public Right-of-Way; label and verify that minimum vertical clearances from sidewalk are provided. Please be advised that any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs, signage, lighting, landscaping, special paving and stormwater improvements, requires a separate Design Review Committee (DRC) submittal and a Revocable License. Future coordination with the City's Legal Department will be needed to coordinate the proper requirements and conditions.
14. Proposed N.E. 3rd Street roadway approach to N. Federal Highway – Sight triangles should be located 25' from the intersection point of the extended property lines at a street and a street (per ULDR Section 47-2.2.Q.3); also, provide FDOT sight triangle on the Site Plan (per the most current FDOT Design Standards).
15. Show and label sight triangles as appropriate (per ULDR Section 47-2.2.Q), for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended).
16. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in Section 47-35 of the ULDR.

17. Dimension typical roadway travel lane widths and parking lane lengths/widths on the Site Plan for N. Federal Highway and N.E. 3rd Street.
18. Provide and label typical roadway cross-sections, incorporating on-street parallel parking as appropriate, for the proposed development side of N. Federal Highway and N.E. 3rd Street.
19. Adjacent to the northwest corner of the property, the proposed curb & gutter on the south side of N.E. 3rd Street doesn't match the existing curb & gutter; please reconcile.
20. Verify ADA accessibility for the proposed sidewalk improvements along N. Federal Highway and N.E. 3rd Street, especially crossing proposed driveways and connecting to existing sidewalk.
21. Show that the loading area can accommodate 1 Type II off-street loading zones per ULDR Sec 47-20.2 Table 2 and Sec. 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, number of employees, etc.
22. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking garage – a minimum 12' x 22' area for each vehicle to be accommodated for stacking. Depending on the total number of on-site parking spaces proposed for this project, it appears that stacking for either 2 or 3 inbound vehicles will be required.
23. The total number of proposed parking spaces is inconsistent between Sheet A003 and A100; please reconcile.
24. For all levels in the parking garage: show total number of parking stalls, dimension in all areas, including all aisle widths, parking spaces (please refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces), and ramp areas.
25. Show all radii for the proposed islands and pavement areas on the site plan.
26. Sheet A102: FPL Vault (Room 100) should have minimum dimensions of 20' x 30'.
27. Sheet A103: There are references to other sheets (i.e. A500, A501, A812), but those sheets are missing in the plans.
28. Sheet A104 thru A106 – Per section 47-20.9.A.1, sloping floor grades shall not exceed five percent (5%) for ninety degree parking, and shall not exceed two (2%) cross slope in ADA parking spaces.
29. Sheet C2.0: Coordinate with the City's Public Works department, and show compete plans for proposed 1000 LF of 8" D.I.P. Watermain Extension along N.E. 3rd Street, from N.E. 3rd Avenue.
30. Sheet C3.0: Proposed spot elevations in vicinity of proposed N.E. 3rd Street on-street parking stalls indicates design intent to convey drainage within Right-of-Way towards concrete valley gutter separating the eastbound travel lane and on-street parking, but this contradicts utilizing the existing curb inlet shown on Sheet C2.0.
31. Sheet C4.0: Show and callout temporary silt fence as appropriate.
32. Sheet C7.0: Show and label existing N.E. 3rd Street striped median (2-way left turn lane) at the western end of the proposed lane shift taper, as well as the striped median transition to the double yellow configuration adjacent to the proposed development. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.

33. Sheet C7.0: Extend limits of proposed signing and marking to include N. Federal Highway & N.E. 3rd Street intersection.
34. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
35. Provide dimensions of the proposed driveways. Review potential to provide narrower driveways at ingress/egress points to minimize pedestrian/vehicular conflicts, with flare out internally to meet requirements of ULDR Section 47-20.11.
36. Dimension all roadway and parking areas, including drive isle widths, turning radii, parking stalls (including on-street), and loading zones.
37. Existing overhead power lines, south side of N.E. 3rd Street Right-of-Way and adjacent to the project: underground or relocate if in conflict with the proposed development.
38. Discuss proposed sewer demand for the proposed development, and whether a manhole connection to the N.E. 3rd Street sewer main (instead of a wye) is required.
39. Drainage pipes missing to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with landscape plans as appropriate.
40. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
41. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
42. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
43. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
44. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
45. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:

- a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - d. Signing and marking plan, including the radii all landscaping and pavement areas.
46. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
47. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
48. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
49. Show utilities on the landscaping plans for potential conflict.
50. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.
51. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or (954) 828-7809.

B. Respond to Comments 52 through 64 prior to Engineering Permit Approval

52. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
53. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

54. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
55. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
56. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
57. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street

13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
58. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
59. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
60. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrence Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
61. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
62. Please note that any lighting onsite or in the City's Right-of-Way or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
63. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
64. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15047

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. It is anticipated that a BDA system shall be required based upon location and construction of the building. It is recommended that conduits be installed to facilitate the installation of the BDA system. Conduits should be run per the City Bi-Directional Amplifier Specifications. BDA antenna cable conduits shall not contain any other wiring. Space should be reserved for the BDA electronics, UPS power and the rooftop donor antenna. Electronics and batteries shall be located within a suitable climate controlled room.
3. BDA systems are required to be fully monitored with alarms presented to the fire alarm panel and to an independent annunciator panel in the fire command room.
4. The City has guidance documentation for the installation of a BDA system available from Gary Gray, Assistant Telecommunications Manager. He may be contacted via e-mail at ggray@fortlauderdale.gov or telephone at (954) 828-5762.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Identify if low E windows are planned for this project. Low E windows typically reduce the ability for radio signals to pass through the glass. Their use will increase the probability that the BDA system will be required.
2. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.
3. BDA contractor shall provide signal strength calculations showing signal strengths expected within the completed building to the City Assistant Telecommunications Manager.

Please consider the following prior to submittal for Building Permit:

1. If it is determined that the BDA system will be required, BDA design plans will be required showing signal strengths both before and after BDA installation and the proposed system design with equipment list. These plans shall be submitted to the Telecommunications Section for approval prior to issuance of a permit.

Case Number: R15047

CASE COMMENTS:

Please consider the following prior to submittal for Final DRC. Please provide a response to the following:

1. Tree Permit #15081087 has been issued for this site to accommodate and prepare the site for City of Fort Lauderdale Fire Training. As this permit is active, please illustrate this note and how the mitigation has been provided on the landscape plans. The conditions of approval are:
TREE REMOVAL FOR DEMOLITION. REMOVE #1 LIVE OAK 28" DBH 56% CONDITION, #2, 3, 4, 5 ROYAL PALM 24' CT, #6, 7, SILVER BUTTONWOOD WITH 65% CONDITION, #8 SABAL PALM 9' CT, #9 YELLOW TAB 14" DBH 42% CONDITION, #10 MAHOGANY 17" DBH 56% CONDITION, #11 MAHOGANY 126" DBH 50% CONDITION, #12 MANGO 22" DBH 42% CONDITION, #13 ARECA 5' CT NO PERMIT REQUIRED, #14 SABAL PALM 9' CT. REPLACE WITH 51 TOTAL CALIPER INCHES, 3 PALMS WITH A MINIMUM OF 8 FEET CLEAR TRUNK, AND EITHER 96' OF TOTAL CLEAR TRUNK OF ROYALS, PHOENIX OR COCONUT SPECIES OR \$2,880.00 INTO TCTF.
2. Note that trees #1 and #12 are not considered specimen. Specimen trees are Category C species and higher, and 18" DBH and higher, and 70% condition rating and higher.
3. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements. Illustrate locations of structural soil, notes and details on Civil plans, Site plan, and Landscape plans. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil>
4. Illustrate DOT right-of-way site distance triangles along Federal Highway and ensure street tree locations are illustrated out of such triangles.
5. Provide on statement palm on the street corners and canopy trees for the remainder of planting area.
6. For the RAC district, street tree species are specifically assigned as per ULDR Section 47-21.14. Federal Highway requires Oaks and NE 3rd Street requires Calophyllum.
7. At time of Final DRC, provide signed & sealed plans by a Florida Registered Landscape Architect.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

8. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
9. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
10. Provide irrigation plan illustrating an automatic system and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
11. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R15047

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://gis.fortlauderdale.gov/PDFs/ITS/Neighborhood%20Associations%20%2811x17%29%20-%20Fort%20Lauderdale.pdf>).
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) The project is subject to City Commission request for review. If requested by City Commission, be advised, the City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5019).
- 4) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response based on revisions to the plans, on letterhead, with date and author indicated.
 - a. Sec. 47-25.2, Adequacy Requirements.
- 5) Pursuant to ULDR Section 47-18.16.C, Hotels, hotel rooms shall be a minimum of 120 square feet in gross floor area exclusive of bathrooms, toilets, and closet. Provide breakdown of square feet by room type and note plans accordingly.
- 6) Previously approved site plan depicted a curved roof design element for the tower which is not proposed with current submittal. Staff recommends the applicant provide a similar design to the originally approved project and to demonstrate compliance with Downtown Master Plan, Quality of Architecture, Q-1.
- 7) Sheet A100, please revise the data to indicated zoning as RAC-CC and the land use as RAC.
- 8) Consider employing green building practices throughout the project including, but not limited to electric vehicle charging stations, tankless water heaters, rain collection systems, pervious parking, bio-swales, Florida Friendly™ plant materials, solar panels, green roofs, and participating in the Florida Green Lodging Program (www.dep.state.fl.us/greenlodging). Please respond.
- 9) Please be aware that the proposed development will be required to meet the minimum FEMA NFIP elevation requirements, and may be required to meet the higher standards required by City Ordinance Chapter 14, Florida Building Code Residential Section R322, or Florida Building Code 1612. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
- 10) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee. A revised letter must be obtained due to the increase height.

- 11) Provide total park impact fee amount for this project. Park impact fees are assessed and collected at time of permit per each new hotel room. An impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>

General Comments

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 12) Provide a written response to all DRC comments within 180 days.
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5019) to review project revisions and/or to obtain a signature routing stamp.
- 14) All construction activity must comply with Section 24-11, Construction sites. Contact John Madden, Chief Building Inspector (954-828-5255) to obtain his signature on the final DRC plans.
- 15) If a temporary construction trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location in order to receive approval from the Building Service Department's DRC Representative.

Case Number: R15047

CASE COMMENTS:

Please provide a response to the following:

** All General notes and Recreation / Pool Deck notes are acknowledged.

1. All doors accessing the service corridor should be access controlled.
2. Any retail space back doors accessing the service corridor should be equipped with a 180 degree peephole or viewport.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15047

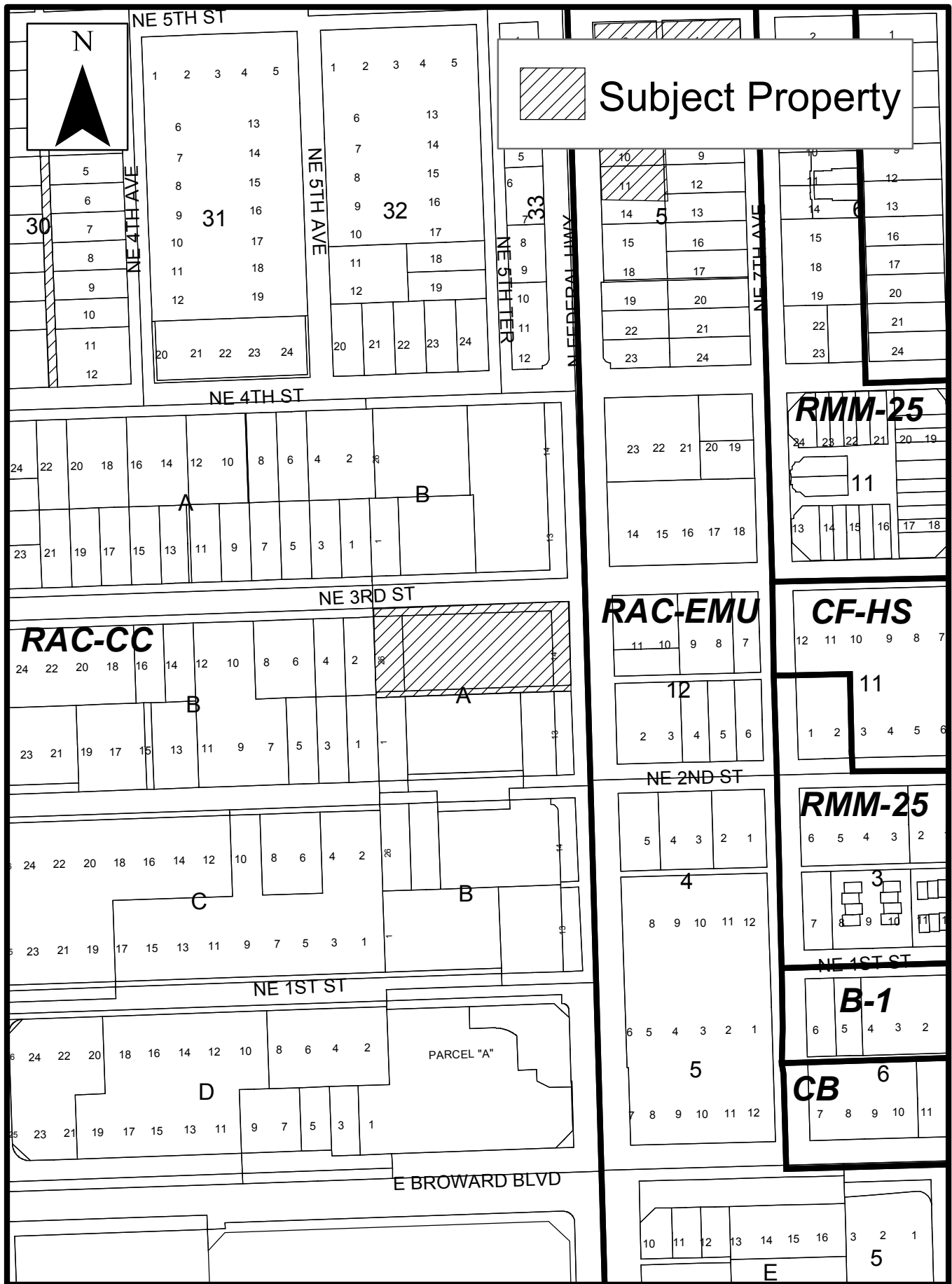
CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding a traffic impact study. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Consider relocating all ADA parking spaces in the garage to the 3rd floor for easy access to the elevator lobby, as well as the Element Hotel lobby.
3. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
4. All previous conditions of approval still apply and will be attached to the site plan during sign-off.
5. Please clarify how shuttle and taxi drop and staging will be accommodated and operated on-site.
6. Clarify if any valet parking is proposed on site.
7. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
8. Additional comments may be provided upon further review.
9. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



0 65 130 260 390 520 Feet

R15047